

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

May 3, 2007

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Jane Biron, Scott Majeau, Stephen Lindberg, Edward Yazbak. Absent: John Perry and Paul Nordstrom.

Others Present: John Lahar, Robert Lowe, Christine Bonas, Ron Fagnoli, Charles Roberts, Mathew Snethen, Steve Maceroni, and Jill Gemma.

This meeting was called to order at 5:38 p.m. Following Roll Call by Jane Biron the minutes of the April 26, 2007 meeting were reviewed. Motion to approve the minutes with corrections was made by Edward Yazbak and seconded by Stephen Lindberg. The committee unanimously approved the motion.

Edward Yazbak motioned that the board inform the Finance Director,

Town Administrator, School Committee, Town Council and Planning Board to the fact that the high school's septic system has a life expectancy of 10-12 years. Stephen Lindberg seconded the motion. The committee unanimously approved the motion.

Payment of invoice # 9 submitted by Gilbane for Construction Management services in the amount of \$231,273.95 for the period through April 30, 2007. Motion to approve payment of this invoice was made by David Chamberland and seconded by Scott Majeau. The committee unanimously approved the motion except Stephen Lindberg abstained.

New Business

Steve Maceroni described the various options regarding the bond issuance for the construction project and the note issuance for the construction period. Projection sheets were supplied for discussion purposes only.

Option #1 The note issuance at a rate of 3.80% and the bond at a rate of 4.74%. To begin at the completion of the job 6/30/08.

Option #2 Most cost effective. Must be certified by 1/30/08 or there would be no State Aid. The total would be \$32,926,418.

Option #3 To borrow 3M in first year would result in the highest cost

of all options.

Option #4 Has a coupon built in to spread out over two years.

All four options are acceptable and the cost was predicated one year ago. Option #1 was the first plan looked at and used by most communities. Discussion followed concerning the notes. Paul Vadenais felt it was the administration's responsibility to decide on an option. The project must keep going with enough money available without borrowing. David Chamberland proposed not to make a recommendation; let the administration decide. Edward Yazbak asked if the Town had enough information at this time and Jill Gemma felt it did. Paul Vadenais preferred Option #1 since the tax increase would be made over a two year period and not all at once.

Gilbane Report

Well Status – David DeQuattro is waiting to meet with the Department of Health regarding the variance of the location of the well. There is a proposal to abort the neighbor's open well and drill that person a new 400' well. Paul Vadenais has tried to call three times with no answer. David Chamberland asked if the board must act on this matter tonight and Ron Fagnoli said no. Edward Yazbak questioned the cost of drilling the well for the neighbor (Nevadonski). Ron Fagnoli will get

another proposal for the cost and check out the discrepancies in the proposal.

Charlie Roberts reviewed the beginning of the project. Asphalt has been removed from the lower parking lot. Footprints will start on Wednesday. The fire drill held on Monday at the high school was supervised and approved by the fire department. All trees near the new basketball court and parking lot were removed. (The memorial tree can be moved at this time.) On Monday all trees in the front of the high school will be removed. The trees have been marked green to stay and orange to cut. Fleet Company will work every Saturday during the summer. The basketball court will be done by June 19, 2007. By May 27th, the court will be paved and a binder coat will be on the parking lot. The lights from the old court will be used on the new one. National Grid will be contacted to supply power to that area. At the start of summer the front of the high school will be tackled and at the same time the leach field will be built and seeded either late summer or fall. The shell of the new building should be completed by late fall.

Security System – Ron Fagnoli mention that the middle school security system was included in the GMP and will be funded by the Design/Builders' contingency. David Chamberland motioned to accept the recommendation by Gilbane to award the contract for the security system to Dane Tech in the amount of \$65,240.82. Edward Yazbak seconded the motion. The committee unanimously approved

the motion except Stephen Lindberg abstained.

Invoice #8 on the Town Council agenda will be tabled.

Builder's Risk Policy with Beacon Mutual for the insurance of the boilers and machinery with a \$10,000 deductible. Gilbane asked for approval to negotiate funding with the Owner's cost of \$48,000. The board asked Ron Fargonli to contact the Trust, the town's insurer, for a price. Edward Yazbak motioned to approve Gilbane negotiate for a Builder's Risk Policy in the amount of \$48,000. Jane Biron seconded the motion. The committee unanimously approved the motion.

Alternates – Discussion followed on the following items:

#1. Concrete walks in lieu of bituminous walks – A decision must be made by March, 2008.

#2. Concrete ramp at bus turnaround – Included within the GMP.

#3. Football field – A decision needed to be made tonight was recommended by Gilbane. Infiltration system will be under the basketball court. Fleet will grade a large parking lot near the court, but a binder coat only will be placed on a portion of it unless the football field and track is a go. If the alternate be accepted later the infiltration system would be placed under two fields. David Chamberland was not willing to vote on this alternate tonight.

Edward Yazbak felt both co-chairmen should meet with the Town Council. Would the Town Council be willing to pay for the football field with the 3M bond. This meeting should include the Superintendent and the Director of Maintenance. Stephen Lindberg felt time is critical and the full board should meet with two Town Council members. All material should be brought together within two months. Edward Yazbak felt all were in agreement, but it could not be done under the 30M bond. It would include new bleachers, lighting, new track and a turf-field.

David Chamberland asked that School Committee be on board. All information will be received within one month or sooner. Mr. Lindberg will work with Charlie Roberts on this to get the numbers.

#4. Baseball Field – A decision is needed by June, 2007 whether to seed or use sod. The electrical is designed so that if lights are not installed now everything will be in place for the future installation.

#5. A and B. Gym Flooring – Stephen Lindberg was concerned about the quality of resilient athletic flooring. He would prefer to see wood installed. Also, he asked if air conditioning was really necessary when installing a wood floor. Mathew Snethen felt air conditioning was preferred but a dehumidifying system would be recommended. David Chamberland asked for a qualification. Ron Fagnoli said the company was holding to the 90 day price.

#6,7A, 7B, 7C – Flooring - Ron Fagnoli said Riggieri will also hold the price for 90 days.

#8 Building-integrated Photovoltaic Panels - This might be 100% grant funded. Stephen Lindberg will not support this is it is not funded by the state. Paul Vadenais agreed. David Chamberland would like to wait two weeks on this decision in order to speak to Steve Hughes.

#9 – Radon Mitigation System included in the GMP.

#10 Speech Amplification – Hold to the original contract. Stephen Lindberg will check with Eric Butash first.

#11. Precast curbs – This would be nicer looking and better than full depth extruded curbs. Edward Yazbak motioned to upgrade to Precast Curbs as recommended by Gilbane. David Chamberland seconded the motion. He felt the precast would look good and Scott Majeau and Edward Yazbak agreed. Jane Biron felt if money could be saved here it would be better spent on a wood floor in the gym. The committee unanimously approved the motion with Stephen Lindberg abstaining. This will be considered a change order.

#13 Delete Acid Waste & Vent System – Edward Yazbak motioned to delete the Acid Waste and Vent System to Gilbane. Scott Majeau seconded. The committee unanimously approved the motion.

#15 Well Piping – Edward Yazbak made motion to reject this alternate and have Gilbane delete it. Scott Majeau seconded this motion. The committee unanimously approved the motion.

#16. High School and Elementary Security System - Action will take from 12 to 13 weeks to begin this work if approved tonight. The previous school bond will be used to fund this work. Edward Yazbak motioned to approve the security system for both the high school and elementary school with the 99 bond. David Chamberland seconded the motion. Paul Vadenais felt this was an immediate necessity for security at the high school. Funding will be from the 99 bond in the amount of \$332,287. While the high school needs new outside doors and security system the elementary school needs only the security system. Stephen Lindberg suggested that Gilbane attend the next Town Council meeting to answer any questions which might arise regarding this alternate. Stephen Lindberg asked what the CM fee was for. Ron Fagnoli explained it was a construction management fee for general conditions, staffing, coordinating work, and managing the work. It represents a 5% profit. The architectural/engineering design fee was funded out of another source. The committee unanimously approved the motion.

#17 HVAC The shop drawings might be too far ahead to install if this is not approved by June 7, 2007.

A contract has been drawn up for Gilbane's use of the former school/superintendent's office located on the site.

David Chamberland motioned to adjourn. The meeting adjourned at 7:50 p.m.

The next meeting will be on June 7, 2007.